



**2 Balcarres Court**  
Morningside, Edinburgh, EH10 5JL

CALL US ON 0131 447 4747



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- Shared secured entry.
- Reception hall with storage.
- Attractive living room with space for table & chairs.
- Modern fitted kitchen with appliances.
- Generously proportioned double bedroom with built-in mirrored wardrobes.
- Further bedroom with built-in mirrored wardrobes.
- Freshly presented shower room.
- Electric heating.
- Double glazing.
- Well-maintained communal grounds including dry area.
- External private storage cupboard.
- Private garage within secure underground area.
- Resident's parking.



## GENERAL DESCRIPTION

A ground floor flat, part of an established development in the highly regarded Morningside district of the city, close to an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for first time buyers/young couple or perhaps somebody downsizing looking to stay within the area.

## FACTORING NOTE

The development is factored by Charles White and an approximate charge of £113 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 2.2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

## LOCATION

Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes' walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER HOOD, AUTOMATIC WASHING MACHINE AND INTEGRATED FRIDGE AND FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.







**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

## Balcarres Court, EH10 5JL



Approx. Gross Internal Area

629 Sq Ft - 58.43 Sq M

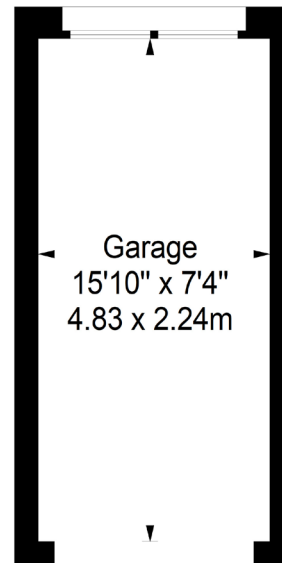
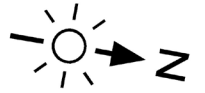
Garage

Approx. Gross Internal Area

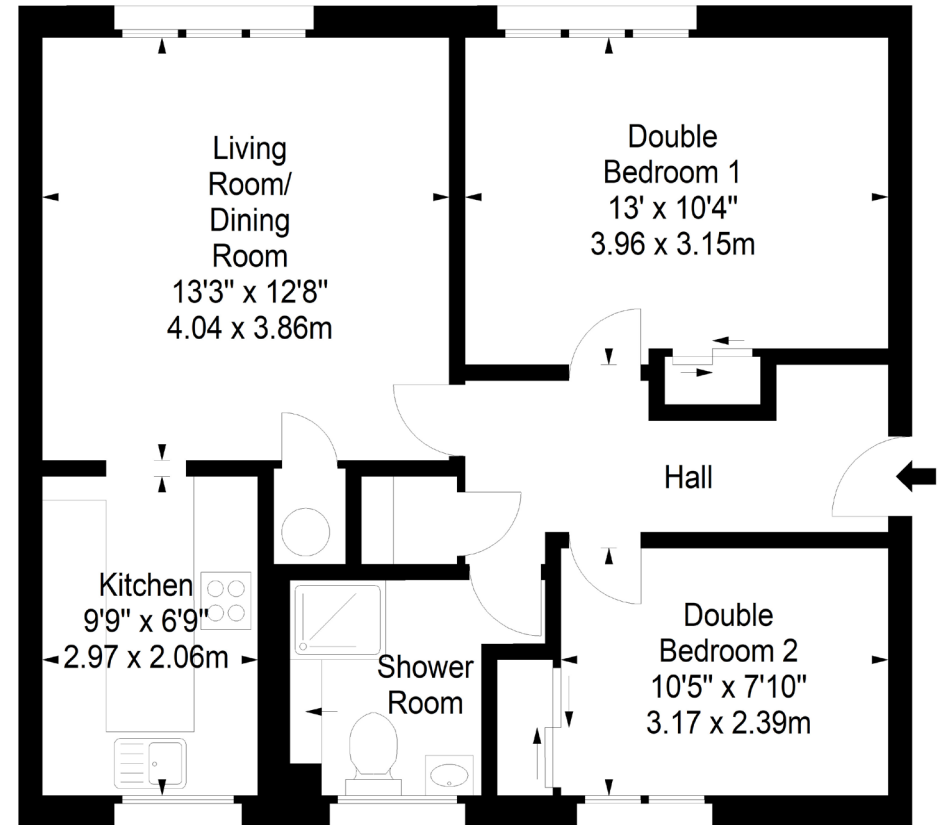
114 Sq Ft - 10.59 Sq M

For identification only. Not to scale.

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Ground Floor



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.